GLOVAL
CONSULTING

GPRO

project
management
services

GLOVAL
true value spirit

GLOVAL CONSULTING

Leading firm of valuation, consulting and engineering services for the real estate industry

Lidership in Spain and Portugal	**€ 40 mill.** revenues
7 countries	**+1.000** professionals
70 years combined experience	**Integral service**

GLOVAL Building Value

GLOVAL VALUATION

GLOVAL ENGINEERING

primeyield®

GLOVAL ANALYTICS

GLOVAL CONSULTING

RICS® · AEV · unespa Asociación Empresarial del Seguro · IQNet · AENOR ER Empresa Registrada · AENOR Gestión Ambiental · aeccti asociación de empresas de control de calidad y control técnico independientes · CNMV Comisión Nacional del Mercado de Valores · Banco de España Eurosistema

GLOVAL

superb local expertise driving Gloval thinking

Our working methodology is based on an extensive local knowledge which enables us to offer a wide range of services. We are a leading real estate services company in Iberia, with a rapid international growth

Key		
Office	Regional	HQ

Highly qualified professionals

85%	10%	5%
Architects and Technical teams	Engineers and Technical teams	Other

- **Leadership** in Iberia
- **In Depth local knowledge**
  In Spain and Portugal
- **7 countries**
- **Lamtam&Europe**
  The focus of our growth

GLOVAL CONSULTING

trust and experience

Our consultancy firm is part of **GLOVAL and** specialises in advising and supporting the creation of value in investment and divestment operations involving financial and real estate assets

GLOVAL project management

360 vision and tailored services

GLOVAL offers advisory and consultancy services on real estate development projects to investors, developers and property companies, with a tailored service and a team of people with talent, experience and passion.

GPRO brings its own experience and projects in consolidated national and international companies, applying the "lessons learned" in a personalized service that seeks to offer quality and excellence.

Compromise

GPRO has a passionate, engaged, experienced team with an extenside track record.

Recognition

Our engagement in each project is complete and can be translated in the achievement of our clients objectives.

Management

With a 360 visión, we asume the management of our projects, since the early stages until completion.

Trust

We are a trusted partner, in the management and delivery of each Project phase. The client goals and business targets are met robustly.

GLOVAL project management

Project management and development management

GLOVAL CONSULTING

GPRO is a full-cycle project management service, from feasibility stages to practical completion, offering management and coordination services with a strong technical and financial background. We work on a large range of project types, offering a high level of communication, negotiation, management and reporting service.

Project Phases

PRE-CONSTRUCTION		CONSTRUCTION		POST-CONSTRUCTION	
Feasibility Studies and Market Studies	Planning consultancy	Coordination of project and design teams and reporting	Risk and Contingencies plans	Building Control Management	Fit - Out Project Management
Structuring of Investment Vehicles SPVs	Capex Analysis Technical DD	Tender Stage and Interviews, Contract negotiation	Site inspections and progress on site control	Opex Analysis and planning	BIM Documents and Handover deliverables
Management of Design team and process	Management of planning application and approval	Payments and contract sum management	PC, handover and defects liability period	Property Management	Facility Management

GPRO level according to projects

GLOVAL project management
pre – construction

GLOVAL CONSULTING

CONSULTORÍA INMOBILIARIA

Investment analysis
Detailed approach to accurately analyze every investment

Feasibility studies
Viability analysis of projects and real estate assets considering their urban, technical, financial and commercial fit

Market studies
Sectorized, local, national and international

Value opinions
Executive valuation reports of real estate assets

Location / Implant
Advice on the expansion strategy defining and managing alternatives and assisting in the implementation

Project structuring
Advice and coordination for the structuring of co-investment and creation projects

CONSULTORÍA URBANÍSTICA Y DE DISEÑO

Urban Due Diligence and Audit
Review and analysis of technical and administrative documentation, considering planned use, application regulations and market situation

Analysis of the state of the property
Review of regulatory compliance and identification of defects, performance and opportunities for improvement to establish suitability for intended or intended use

Project design management
According to the needs of the client and the urban study, establishment of the design strategy. Selection of technical teams and program development according to the established times. Supervision of proposals and the progress of the technical project

Management of urban licenses
Verification of compliance prior to the filing of the file and processing of authorizations, legalizations or licenses in accordance with the applicable regulations

GLOVAL project management
construction y post - construction

GLOVAL CONSULTING

CONSTRUCTION CONSULTANCY

Tendering, contract and insurance management
Advisory on contract terms and conditions, coordination of processes such as tender interviews and contract sum negotiation

Programming, risk and contingency plans
Effective Project programming is a critical component of successful cost and time management. We carry out the identification, análisis and response of risk and contingencies plans

Team management
We have experience in managing and coordinating large group of consultants, establishing common goals

Monitoring of work progress and costs
Control of the project status and cost plan, so that the ongoing project costs are adjusted to the budgeted ones

Reporting
We provide a high-level overview of the critical data generated by the project

POST - CONSTRUCTION

Monitoring of certifications
We manage quality certifications such as WELL, BREEAM, LEEDS and WiredScore, as well as other certifications that promote sustainable and smart construction

Capex analysis according to requirements
We assist in determining the investment needs (Capex) of any asset

Fit-out team management (interior design)
We supervise the execution of the work including testing and commissioning and the management of the Cat B (fit-out) of the buildings

Digital book management
We supervise the production and management of a building's digital book, linking documentation to a BIM model that allows property management and space management

Property and Facility Management
We assist in the implementation of strategies related to the management and operation of assets, optimizing operating costs (Opex)

GLOVAL

act close, look far

GLOVAL CONSULTING

With a technical focus, we are committed to quality and excellence

Our projects incorporate quality, control and sustainability standards in accordance with the client's requirements, highlighting, among others, accreditations such as RICS, LEED and WiredScore

We are currently certifying 4 B2R residential buildings in LEED and WELL, intervening from the beginning of the projects

This vision connects with our quality and ESG policies, fostering GLOVAL's commitment to improving the sustainability of the planet and the well-being all communities.
Our firms and teams are also accredited and affiliated, among others, to:

GLOVAL project management
track record

GLOVAL CONSULTING

Institutional and private clients trust GLOVAL on the management of their projects:

GPRO

1. Residential : +2.500 units
2. Logistics and industrial : +6.000.000 m^2
3. Offices : +150.000 m^2
4. Commercial : +50.000 m^2
5. Masterplan : +25.000.000 m^2

We are very proud of each and every one of our clients, as an example we highlight some experiences of our firm and teams:

GLOVAL project management
track record _ RESIDENTIAL

GLOVAL CONSULTING

Blasco de Garay 32

HOMECAPITAL

Area: 18 units B2R
CC €: confidential
Client: HOME CAPITAL Rentals Socimi
PC Date: 2019

GPRO level

General Margallo 33

HOMECAPITAL

Area: 20 units B2R
CC €: confidencial
Client: HOME CAPITAL Rentals Socimi
PC Date: 2020

GPRO level

GLOVAL project management
track record _ RESIDENTIAL

GLOVAL CONSULTING

Colomer 8, Madrid
HOMECAPITAL
Area: 28 units B2R en desarollo
CC €: confidential
Client: HOME CAPITAL Rentals Socimi
PC Date: 2021

GPRO level

Colomer 9, Madrid
HOMECAPITAL
Area: 22 units B2R under development
CC €: confidential
Client: HOME CAPITAL Rentals Socimi
PC Date: 2020-2021

GPRO level

GLOVAL project management
track record _ RESIDENTIAL

GLOVAL CONSULTING

Farmacia 12, Madrid

HOMECAPITAL

Area: 23 units B2R under development
CC €: confidential
Client: HOME CAPITAL Rentals Socimi
PC Date: 2021

GPRO level

Santa Engracia 96, Madrid

HOMECAPITAL

Area: 14 units B2R under development
CC €: confidential
Client: HOME CAPITAL + HOME SELECT
PC Date: 2021

GPRO level

GLOVAL project management
track record _ RESIDENTIAL

GLOVAL CONSULTING

Altea Hills, Altea – Alicante
Area: 12 units under development
CC €: 4MM
Client: HIPOGES
PC Date: 2020 – 2021

HIPOGES

GPRO level

Laboral Ciudad de la Cultura, Gijón
Area: 102 units
CC €: -
Client: Principado de Asturias
PC Date: 2012

GPRO level

GLOVAL project management
track record _ RESIDENTIAL

Parque Principado (Siero – Asturias)
Area: 367,000 m2
CC €:
Cliente: Erosmer Ibérica
PC Date: 1998 - 2001

GPRO level

Pontejos 9, Madrid
Area: 1,265 m2
CC €: NA
Client: Pontejos Conservación y Preservación S.L.U.
PC Date: 2016
Awards: FAD 2017 / COAM 2018

COAM COLEGIO OFICIAL ARQUITECTOS DE MADRID

GPRO level

GLOVAL project management
track record _ RESIDENTIAL

GLOVAL CONSULTING

Vasco Mayacina, Mieres
Area: 711 units
CC €: NA
Client: Sepes
PC Date: 2005 (2021)

GPRO level

1.200 viviendas, Badajoz
Area: 160,000 m2
CC €: +25MM
Client: Eopexsa
PC Date: 1998

GPRO level

GLOVAL project management
track record _ RESIDENCIAL

FRAME

Vallirana 37, Barcelona
Area: 5 viviendas
CC €: NA
Client: Pontejos Conservación y Preservación S.L.U.
PC Date: 2019
Awards: FRAME / nom. Mies Van der Rohe

GPRO level

Gestión de Implantación Cajeros Bankinter
Area: España
CC €: confidencial
Client: Bankinter

GPRO level

GLOVAL project management
track record _ COMMERCIAL

GLOVAL CONSULTING

Desarrollo Suelo Leroy Merlin Gijón
Area: 21,000 m2
CC €: 6MM
Client: Sogepsa
PC Date: 2009

GPRO level

Gambrinus
Area: NA
CC €: confidential
Client: Heineken
PC Date: 2012

GPRO level

GLOVAL project management
track record _ INDUSTRIAL AND LOGISTIC

GLOVAL CONSULTING

Bobes - Siero
Area: 1,100,000 m2
CC €: 40MM
Client: Sogepsa
PC Date: 2008 (2020)

GPRO level

Logístics and Industrial Asturias Fase UNO
Area: 1,060,000 m2
CC €: 62MM
Client: ZALIA
PC Date: 2008

GPRO level

GLOVAL project management
track record _ MASTERPLAN

Logístics and Industrial de Asturias
Area: 4,000,000 m2
CC €: 96MM
Client: ZALIA
PC Date: 2005

GPRO level

Earls Court Masterplan, London UK
Area: 2,000,000 m2
CC €: NA
Client: Capco
PC Date: NA

GPRO level

GLOVAL
selected references

GLOVAL CONSULTING

Our clients include financial institutions, insurance companies, private and public companies and other institutions. Below, we highlight some of the clients we have worked with recently:

HOMECAPITAL

REPSOL

AXA Real Estate
An AXA Investment Managers Company

HIPOGES

Puertos del Estado

LEROY MERLIN

SPORTS DIRECT

Altamira
doValue Group

BE MATE

cerberus

aena

Mr Jeff

招商銀行
CHINA MERCHANTS BANK

Sepes
Entidad Estatal de Suelo

Blackstone

LAFINCA
ALWAYS EXCEPTIONAL

CAT'S HOSTEL
MADRID

Cooley

EXCEM
SOCIMI SIR

hbreavis

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and contact

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Building Value

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